



The Old Bakehouse & Granary Cottage
2 Old Church Road | Snettisham | Norfolk | PE31 7LX

RURAL PEACE



With a setting in the heart of the sought-after conservation village of Snettisham, this beautifully restored period house dates back to 1650 and was the village bakery until the 1950s.

There is also a wonderful fully self-contained annexe.

The Old Bakehouse retains many original features including exposed fireplaces, flagstone flooring and exposed beams. There is also the amazing feature of a Doctor Who Tardis doorway with a section of the interior inside for those wanting to make good their escape to Gallifrey!



KEY FEATURES

- A Beautifully Restored Period House situated in the Conservation Village of Snettisham
- A Wonderful Fully Self-Contained Annexe ideal for Holiday Let
- Five Bedrooms; Two Bath/Shower Rooms
- Kitchen/Dining Room with Separate Utility Room
- Three Reception Rooms and an Office
- Games Room and a Gym
- Fully Enclosed Private Garden
- The Main House extends to 2,634sq.ft.
- The Annexe extends to 489sq.ft
- Energy Rating: Main House TBA
- Energy Rating: Annexe D

The present owners bought the property in 2014 as a second home for their extended family. Everyone had their own keys and could use them freely. However, in 2021, due to COVID-19 and renovations on their main house, they decided to rent it out through an agency. This has been successful, with repeat guests for over two years. The property can continue as a rental, with options to rent both buildings, The Granary, or The Bakehouse.

Traditional Character, Modern Comforts

The owners, with busy lifestyles, found Norfolk to be their go-to place, only a two-hour drive from their home. They needed a second home with good-sized rooms for family gatherings. "Our first Christmas there comfortably accommodated twenty people," they said. From the moment they saw the boot room and kitchen, they knew this was their house. The Granary provided ideal accommodation for their parents, offering them their own space and peace away from the grandchildren during family holidays. They cherished their time there, enjoying beach days and garden barbecues. Now, it's time for another family to create their own magical memories in this wonderful home.

A Rich History

This house exudes a rich tapestry of history, and the owners have been regaled with countless stories about its past. "We believe the bakehouse originally comprised two separate buildings, constructed around 1650. It functioned as a thriving bakery, once producing over 1,000 loaves daily. The bakery also featured a tea room, now the front room, where the late Queen Mother is said to have enjoyed tea". We think the flour would have come from the local windmill a few miles away in Bircham. The oven was still in situ up until the 1970s when the previous owner removed it to make a larger family kitchen. The old oven door (which opens) and the air flow stoker are still there. You can see where the second door would have been. Also, above your head on the overhead beams you can see some of the wood has been worn down. This is where the bread paddles would have been stored overnight."





KEY FEATURES

Something Special

This house stands out with its high-ceilinged bedrooms and cosy, comfortable rooms, two of which feature log fires. Three of the bedrooms still have the old fireplaces in situ. This home truly needs to be seen to be appreciated. It warmly welcomes you, offering comfort and charm from the moment you step inside. The original oven remained intact until the 1970s, it was then removed to create a larger family kitchen. The old oven door, which still opens, and the airflow stoker are preserved. You can also see the second oven door's former location. Additionally, in this room the overhead exposed beams bear the marks of the past, "the wood is worn down where bread paddles were once stored overnight." During their time at the property, the owners made continuous improvements. They converted outbuildings in the back garden, previously used for storage, into a gym and games room, which became a well-used area for gatherings. The games room is a very versatile space, "One Christmas, the space served as the dining room for the feast." This space is accessed through the Doctors Tardis. "Although the Tardis isn't something you usually would find in a 1650 property, we sought a practical solution that also tells a story. We could only leave one original wall exposed in the games room, the tardis represents 'time travel' from an old house to a more modern era." The house was also upgraded from oil to gas for greater convenience and efficiency and was re-wired to modern standards. The garden was redesigned to include a sun trap patio area perfect for barbecues and relaxing. The property features abundant storage throughout, including clever built-in solutions and ample cupboard space. Outside is an attached small garden shed and a former cart lodge, which is currently used for bins.

The Grounds

There are two separate buildings on the land, the Granary and the Bakehouse, and both are accessed by the main gate. The property has parking to the rear via a shared driveway. The garden is tiered into two levels: the lower courtyard with gravel for parking and a patio area for entertaining. The upper level has an abundance of annual shrubs, grassed area which is all enclosed by a beautiful carrstone wall, "the garden also boasts an apple tree that produces an abundance of cooking apples each year"

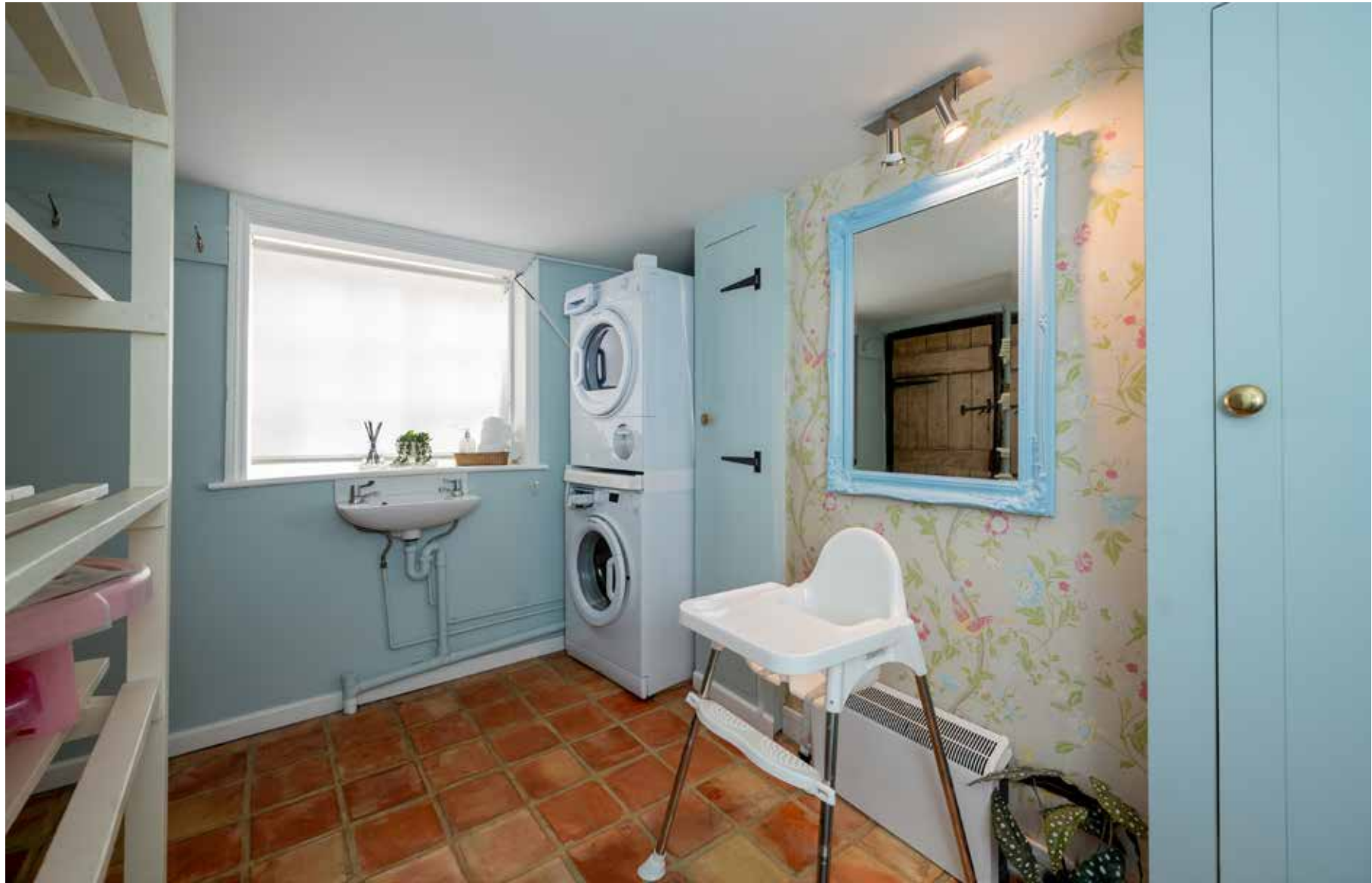
































INFORMATION



On The Doorstep

"Snettisham residents are very welcoming and friendly, creating a warm community atmosphere," the owners said. "There is a small village primary school, a cricket pitch and tennis courts, and regular events held in the village. There are lot of local amenities including a recently opened coffee shop and microbakery called The Old Store. Just a few doors up the road is the award-winning Rose and Crown pub. "Everyone who has ever come to the house always wants to go to the pub. We have had many lovely meals there and two Christmas dinners which saved me cooking for all the extended family." With its spectacular sunsets, Snettisham Beach is a short bike ride away, but there are many other beaches to choose from, including Heacham, Hunstanton, Brancaster, Wells and Holme. "One of our favourites is Old Hunstanton for walking and investigating the rock pools." Within walking distance, is the local deer park, Snettisham Park, where you can go on a deer safari to see the amazing red deer herd. "If you are up early, you can see the beautiful deer in the field on the back roads to Ingoldisthorpe."

How Far Is It To?

Snettisham is located 12 miles north of Kings Lynn, which provides a whole host of amenities including shopping, supermarkets and The Corn Exchange. The town's heritage is reflected in an amazing array of historic buildings and at two magnificent marketplaces: Saturday Market Place and Tuesday Market Place, quite possibly one of England's grandest squares. The marina offers lovely bars and restaurants, whilst the old Customs House overlooks the harbour.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... regret.willpower.keep

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
Kings Lynn & West Norfolk District Council - Tax Band E
Freehold



GROUND FLOOR
1563 sq.ft. (145.2 sq.m.) approx.



1ST FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 2634 sq.ft. (244.7 sq.m.) approx.

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This property requires an Energy Performance Certificate, which is in the process of being done

GROUND FLOOR
238 sq.ft. (22.1 sq.m.) approx.

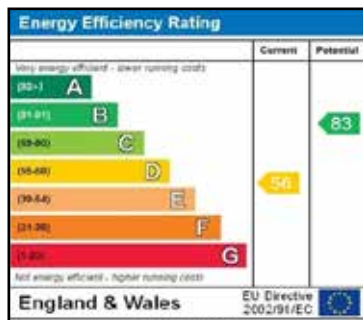


1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 sq.m.) approx.

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